LOT 8 BLOCK 5 UNIT 2 GWEN LAKE E
448-541, 900-571, WD 1099-649, D

CORTINAS ALBERTO GASTELL/MUT-MARTINEZ ANGELINA
536 NW SHELBY TER
LAKE CITY, FL 32055

2027

31-3S-17-06013-000

BUILDING CHARACTERISTICS

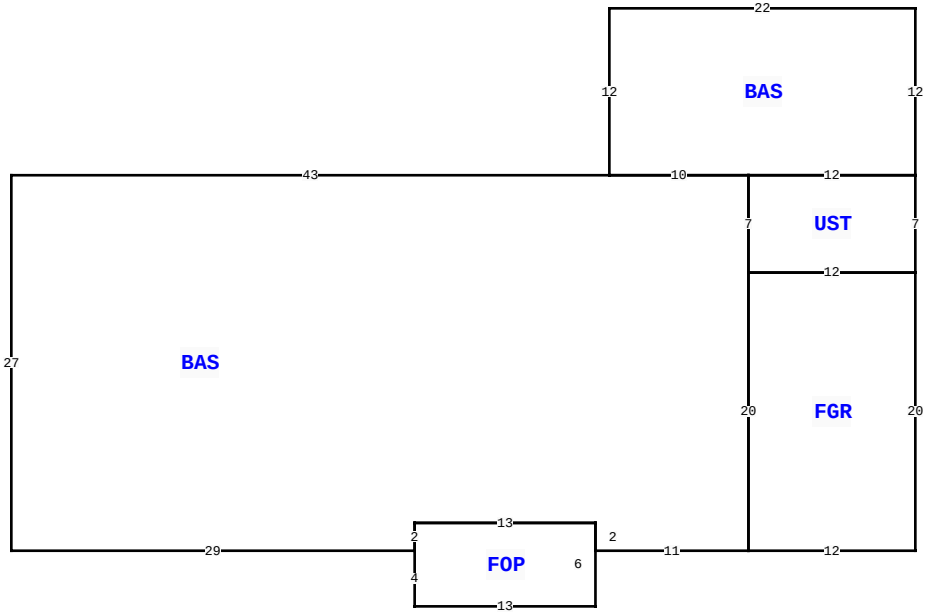
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		31317.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100		264	25,760
BAS	1,405	100		1,405	137,094
FGR	240	55		132	12,880
FOP	78	30		23	2,244
UST	84	45		38	3,708
TOTALS	2,071			1,862	181,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,862	110.8800	121.97	227,108	1960	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2026 Heated Area: 1669 HX Base Yr 2026



536 NW SHELBY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	181,686
TOTAL MARKET OB/XF VALUE	1,600
TOTAL LAND VALUE - MARKET	18,528
TOTAL MARKET VALUE	201,814
SOH/AGL Deduction	0
ASSESSED VALUE	201,814
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	150,403
TOTAL JUST VALUE	201,814
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/594	12/11/2025	WD	U	I	12	165,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: CORTINAS ALBERTO GA						
1533/1210	1/27/2025	WD	U	I	11	100
GRANTOR: LOANDEPOT.COM, LLC						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S27 E29 FOP= S4 E13N6 W13 S2$ N2 E13 S2 E11 FGR= E12 N20 W12 S20$ N20 UST= E12 N7 W12 S7$ N7 BAS= E12 N12 W22 S12 E10$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 1,600

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		*RSF-3	0.00	0.00	14,822.17	SF		1.00	1.00	1.00	1.25	1.25	18,528							

REVIEW DATE 02/17/2026 BY TP Total Acres: 0.34 Total Land Value: 18,528 Market: 0 Agricultural: 0 Common: 18,528 PRINTED 11/17/2026 BY SYS